



BROOK GAMBLE



22 Royal Sussex Crescent, Eastbourne, BN20 8PB

£1,600 Per Calendar Month

EMAIL ENQUIRIES ONLY FROM THE PORTAL YOU ARE VIEWING THIS ON !! Brook Gamble are delighted to offer to let this spacious recently refurbished throughout 3 bedroom semi detached house, with two reception rooms in the highly popular Old Town area of Eastbourne, close to excellent local schools!

The property is available immediately, and has a brand new kitchen and appliances! Double glazed and gas centrally heated throughout, large garden, and tastefully decorated, also having the benefit of a ground floor shower room. We are expecting a high level of interest so please email us as soon as you can. In order to pass the referencing process the successful tenants must generate an income of £48,000 per annum.

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Entrance Porch

Front door opening into Entrance Porch, with UPVC double glazed window to front. Door to Entrance Hall.

Entrance Hall

Wall mounted thermostat. Radiator. Stripped wooden floorboards.

Lounge 13'3 x 11'7 (4.04m x 3.53m)

Laminate wood effect flooring, uPVC double glazed window to front.

Dining Room 12' x 11'10 (3.66m x 3.61m)

Laminate wood effect flooring, radiator, uPVC double glazed window to rear.

Kitchen 11'3 x 8'3 (3.43m x 2.51m)

Fitted in a range of wall and floor cupboards and base units, modern fitted worktop, and built in hob and oven. Wall mounted Gas central heating boiler concealed by cupboard unit.

Shower Room

Glazed shower cubicle with wall mounted shower unit, glazed shower screen, tiled walls, wash basin.

Cloakroom

Low flush WC, wash basin, tiled floor, frosted uPVC double glazed window to side.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing, with hatch to loft space.

Bedroom 1 13'6 x 11'9 (4.11m x 3.58m)

Radiator, uPVC double glazed window to front.

Bedroom 2 12' x 11'11 (3.66m x 3.63m)

Built in cupboard, radiator, uPVC double glazed window to rear.

Bedroom 3 11'4 x 7'10 (3.45m x 2.39m)

Radiator, uPVC double glazed window to rear.

Bathroom

Bath with mixer tap and hand-held shower attachment. Pedestal wash basin, part tiling to walls, uPVC double glazed window.

Outside

There is a good sized garden to the rear of the property which is enclosed by timber fencing with a gate for side access and a lawned garden to the front.

Security Deposits

Holding Fee £369.23

Security Deposit £1846.15

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Council Tax Band C

Floor Plan

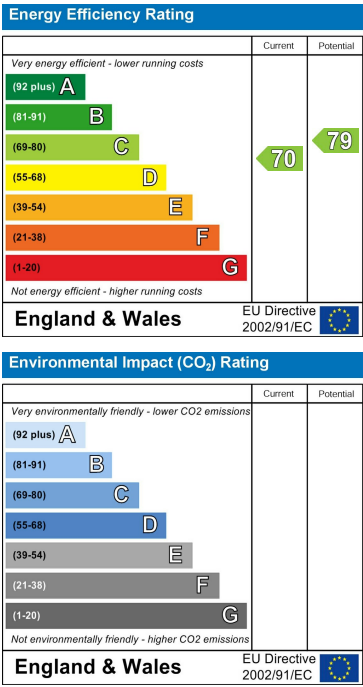


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.